

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Partly open space use zone, partly buffer belt and partly water body use zone to Residential Use Zone of the site in Sy.No. 122/A, 124/E, 124/A of Dullapally(V), Quthubullapur (M), R.R. District to an extent of Ac. 5.36 gts. – Draft variation – Notification – Conformation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 383

Dated: 30.08.2011.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No. 10229/MP1/Plg/ HMDA/2008, Dated: 13.04.2010.
2. From the District Collector, Ranga Reddy district, Lr. No. D1/7050/2010, Dated: 18.12.2010.
3. From the Executive Engineer, North Tanks Division, Hyderabad Lr. No. E.E/N.T.D/07/274, dated: 25.08.2007.
4. Government Memo No. 6968/I1/2010, Municipal Administration & Urban Development Department, Dated: 03.02.2011.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No. 10229/MP1/Plg/ HMDA/2008, Dated: 04.08.2011.

ORDER:

Whereas the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the ref. 1st read above has requested the Government to consider the Change of land use from Partly open space use zone, partly buffer belt and partly water body use zone to Residential Use Zone in the site in Sy.No. 122/A, 124/E, 124/A of Dullapally(V), Quthubullapur (M), R.R. District to an extent of Ac. 5.36 gts.

And whereas as per the instructions of the Government, the District Collector, Ranga Reddy district has conducted the Joint Inspection on 12.11.2010 and submitted the report. As per the inspection report, the site supra is not covered under the FTL of Fox Sagar and the incoming nala and feeder to fox sagar is away from the subject land.

And whereas, the Executive Engineer, North Tanks Division, Hyderabad in the ref. 3rd read above have informed that, the site under reference are patta lands and not covered under water body (i.e, out of FTL) of Fox Sagar and the inflow channel is passing far away.

Accordingly, the draft variation to the land use envisaged in the notified Revised Master Plan for Non-Municipal area, issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 87, Part-I, dated: 11.02.2011. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs. 11,96,356/- (Rupees Eleven lakhs Ninty Six thousands Three hundred and Fifty Six only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 08.09.2011.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy district, Hyderabad.

Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan for non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 87, Part-I, dated: 11.02.2011 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No. 122/A, 124/E, 124/A of Dullapally (V), Quthubullapur (M), Ranga Reddy district to an extent of Ac. 5.36 gts which is presently earmarked for partly open space use zone partly buffer belt and partly water body use zone in the notified Revised Master Plan for non-Municipal area is designated as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
- 10.that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- 11.that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
- 12.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- 13.that the applicant should be maintained 30 mtrs buffer strip towards southern boundary, towards tank side from FTL.
- 14.the applicant should be maintained channels system as per ground position.
- 15.the applicant shall maintain 10'-0" buffer strip all along the storm water line.
- 16.Development Permission shall be granted for only G+1 floor, Residential Apartments.

SCHEDULE OF BOUNDARIES

NORTH: Sy.No. 118, 119 of Dullapally (V)

SOUTH: Existing 40'-0" Road & Sy.No. 123, 124 of Dullapally (V)

EAST : Sy.No. 120, 121 of Dullapally (V)

WEST : Sy.No. 122(P), 123 of Dullapally (V)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER